

Ventura County Economic Forecast

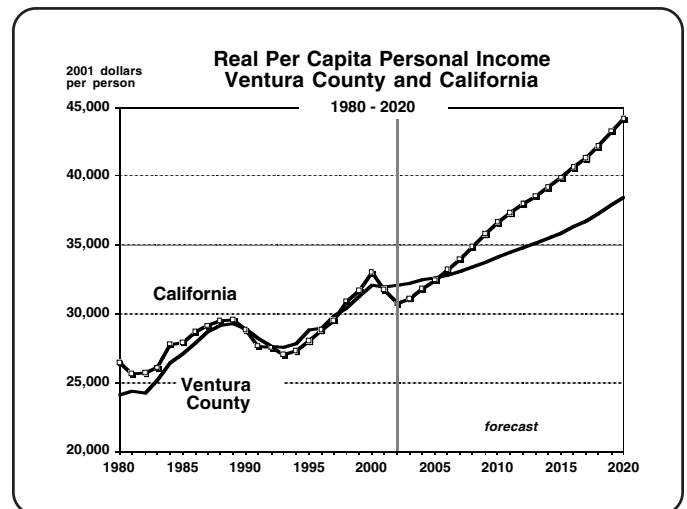
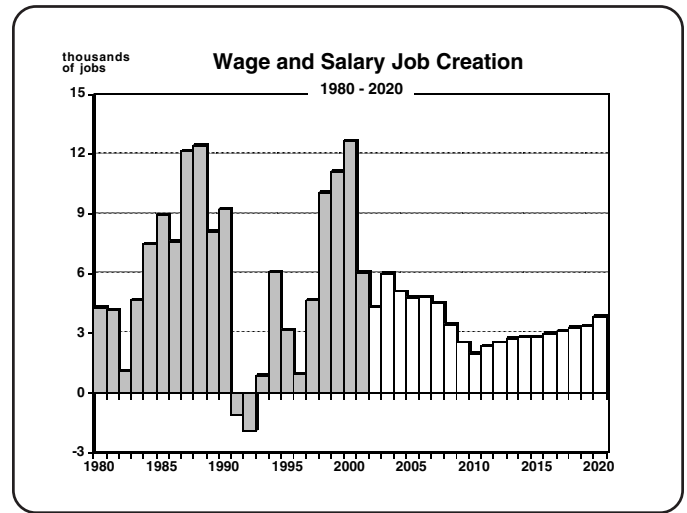
A diverse economy has evolved in Ventura County over the last 10 years. A thriving Port, stable manufacturing industries in Oxnard, and County-wide agriculture have been key elements of the economic expansion since 1996. The County is home to the largest biotech company in the world, Amgen. The 101 Technology corridor has been the engine of employment growth over the last 5 years.

The economy will log in another year of growth in 2002, but it will seem like a recession following the incredible expansion years of 1999 and 2000.

The labor market in Ventura County plateaued in December 2001, and that marked the first time since July of 1996 that no net jobs were added to the local workforce. The slower labor market is not characterized by rising unemployment though. The rate of unemployment still remains at near record lows.

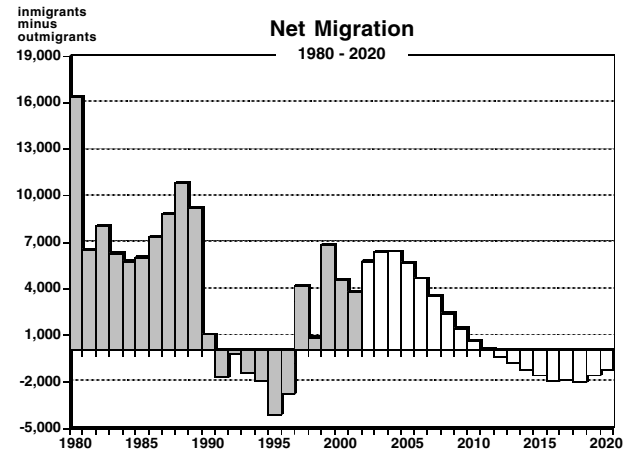
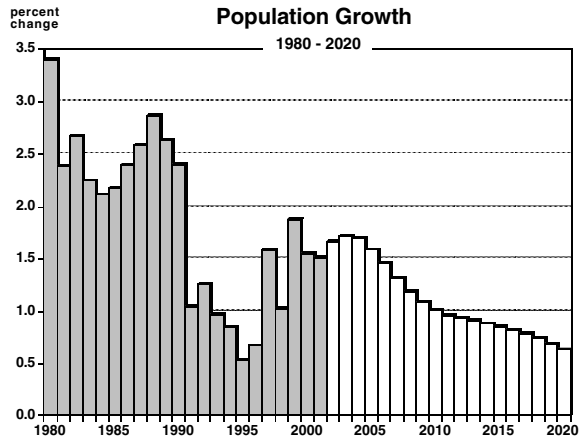
Forecast Highlights

- A slowing of the principal indicators of economic activity is expected in 2002, including job growth, per capita income growth, and consumer spending. The spending slowdown will be felt most acutely by the retail sector. Because of the housing shortage, no significant change is predicted for the residential real estate market.
- Job growth in the non-farm sector grew 1.5 percent in 2001. That rate of employment growth will repeat in 2002, and rise to 2.1 percent in 2003.
- Population growth is not expected to abate much, even though modest levels of net migration are forecast over the next several years. Rising home costs are stifling migration based population growth. The principal contributor to local population is the natural rate of growth
- Real income per person is expected to rise about 1 percent per year in 2002 and 2003. This measure of income increased 2.9 percent in 1999 and 2.5 percent in 2000.
- The forecast predicts that compared to 2001, less housing will be built in 2002 and 2003 in Ventura County.



This is due principally to the onerous entitlement process and density downsizing of housing projects. Fewer units are expected to be built each year as the approved pipeline is emptied over the next several years.

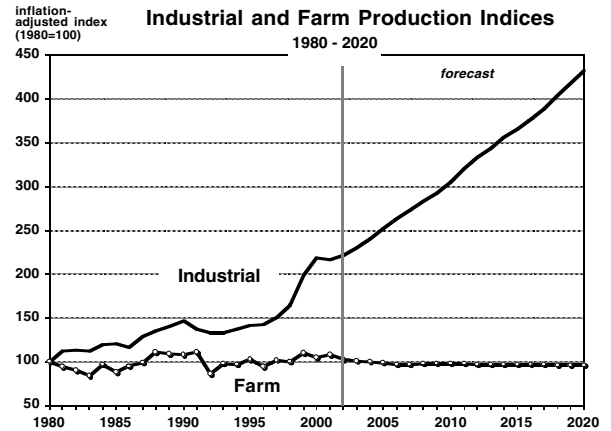
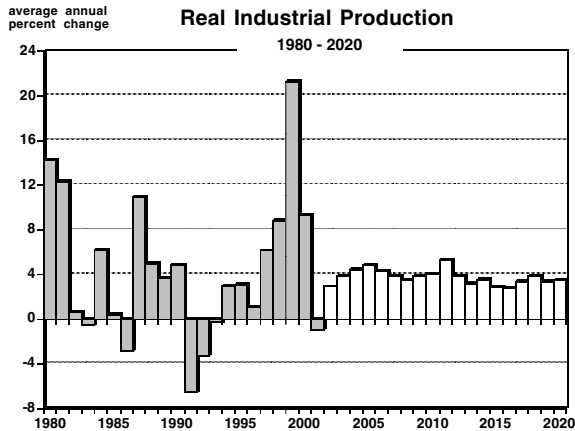
- Median selling prices continue to rise over the forecast, and at rates which just exceed the rate of general price inflation. However, not enough homes are being built in the County, and not enough inventory of for-sale homes will be forthcoming from the existing housing stock. Consequently, selling prices will move higher.



Ventura County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	716,000	-4,093	584.6	228	2,166	\$4.4	\$18.0	\$28,797	\$922	\$4
1996	720,800	-2,755	593.5	230	2,353	\$4.6	\$18.5	\$28,959	\$852	\$4
1997	732,200	4,171	570.2	232	2,316	\$4.9	\$19.7	\$29,804	\$942	\$5
1998	739,700	863	607.7	234	3,182	\$5.2	\$20.6	\$30,419	\$937	\$5
1999	753,600	6,856	624.6	236	4,442	\$5.9	\$22.1	\$31,287	\$1,059	\$6
2000	765,300	4,583	654.0	242	3,971	\$6.5	\$23.7	\$32,054	\$1,047	\$7
2001	776,870	3,782	658.5	246	3,733	\$7.0	\$24.8	\$31,911	\$1,105	\$7
2002	789,797	5,780	678.6	250	3,313	\$7.3	\$25.9	\$32,049	\$1,081	\$7
2003	803,312	6,341	692.7	253	3,029	\$7.8	\$27.1	\$32,182	\$1,085	\$7
2004	816,935	6,380	701.9	256	2,827	\$8.2	\$28.4	\$32,472	\$1,096	\$7
2005	829,940	5,687	710.0	258	2,510	\$8.6	\$29.7	\$32,658	\$1,109	\$8
2006	842,041	4,681	718.6	261	2,224	\$9.0	\$31.0	\$32,844	\$1,119	\$8
2007	853,083	3,516	727.4	263	1,963	\$9.4	\$32.4	\$33,059	\$1,144	\$8
2008	863,205	2,453	732.5	265	1,751	\$9.8	\$33.8	\$33,401	\$1,181	\$9
2009	872,543	1,451	734.7	266	1,600	\$10.1	\$35.3	\$33,729	\$1,206	\$9
2010	881,360	669	734.5	268	1,489	\$10.4	\$36.9	\$34,131	\$1,233	\$9
2011	889,866	65	735.2	269	1,412	\$10.7	\$38.6	\$34,505	\$1,261	\$10
2012	898,201	-400	736.2	271	1,350	\$11.0	\$40.3	\$34,817	\$1,286	\$10
2013	906,385	-798	737.1	272	1,284	\$11.3	\$42.1	\$35,132	\$1,312	\$11
2014	914,391	-1,182	736.9	273	1,215	\$11.5	\$43.9	\$35,483	\$1,343	\$11
2015	922,186	-1,571	736.0	274	1,142	\$11.7	\$45.9	\$35,901	\$1,376	\$11
2016	929,743	-1,960	735.5	275	1,079	\$11.9	\$48.0	\$36,340	\$1,410	\$12
2017	937,054	-1,850	736.4	276	1,013	\$12.2	\$50.1	\$36,733	\$1,444	\$12
2018	944,036	-2,025	736.0	277	943	\$12.4	\$52.5	\$37,255	\$1,472	\$13
2019	950,603	-1,550	734.6	278	894	\$12.5	\$55.0	\$37,894	\$1,500	\$13
2020	956,635	-1,200	732.2	279	716	\$12.7	\$57.5	\$38,487	\$1,530	\$13



Total Wage & Salary (000)	Farm (000)	Construction (000)	Mining (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----									
254	17.0	11.0	2.0	29.6	10.3	58.1	12.0	71.4	43.0
255	17.5	10.5	1.7	30.7	9.7	59.1	11.7	71.0	43.4
260	17.3	11.1	1.5	32.8	9.7	59.2	12.6	72.4	43.3
270	17.7	12.7	1.3	36.0	10.6	59.7	13.6	75.5	43.1
281	17.5	14.5	1.0	38.6	11.5	62.1	14.9	77.1	43.9
294	19.6	15.1	0.9	40.9	11.3	64.4	15.5	81.6	44.6
300	21.5	15.3	0.9	41.1	11.3	65.4	15.8	82.9	45.6
304	21.7	13.9	0.9	41.3	11.5	67.1	16.0	84.8	46.9
310	21.8	14.3	1.0	41.6	11.8	68.7	16.3	86.7	48.0
315	21.9	14.4	1.1	42.1	12.0	70.3	16.5	88.0	49.0
320	21.9	14.2	1.1	42.7	12.3	71.7	16.8	89.4	50.0
325	22.0	14.2	1.2	43.4	12.5	73.1	17.0	90.7	50.8
329	22.0	14.2	1.2	44.1	12.7	74.4	17.3	91.9	51.7
333	21.9	14.1	1.2	45.0	12.8	75.6	17.5	92.2	52.5
335	21.9	14.1	1.2	45.9	13.0	76.7	17.7	91.8	53.2
337	21.9	14.0	1.2	46.8	13.1	77.6	17.9	91.1	53.8
340	21.9	14.0	1.3	47.8	13.2	78.5	18.0	90.9	54.3
342	22.0	13.9	1.3	48.7	13.3	79.2	18.2	91.2	54.7
345	22.0	13.8	1.3	49.6	13.5	79.8	18.3	91.8	55.1
348	22.0	13.8	1.3	50.5	13.6	80.3	18.5	92.7	55.3
351	22.0	13.8	1.3	51.4	13.7	80.7	18.6	93.8	55.6
354	22.0	13.7	1.3	52.3	13.8	81.0	18.8	95.2	55.7
357	22.0	13.7	1.3	53.1	13.9	81.3	18.9	96.9	55.9
360	22.0	13.6	1.2	54.1	13.9	81.5	19.1	98.8	56.0
364	22.0	13.5	1.2	55.1	14.0	81.6	19.2	100.8	56.1
367	22.0	13.5	1.2	56.2	14.1	81.6	19.3	103.1	56.3

